

WHAT IS CLAIMED IS:

1. A computer-implemented method for providing maintenance service for long-term capital equipment or fixtures, comprising the steps of:

diagnosing existing conditions of the long-term capital equipment or fixtures;

providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said providing of the warranty, includes transferring from owner to a provider the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within a predetermined start-up standard;

repairing the long-term capital equipment or fixtures to reach the start-up standard if any of the existing conditions are below the predetermined start-up standard;

developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which are beyond the predetermined start-up standard; and

maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.

2. The method according to claim 1, wherein the diagnosing step further comprising a step of inspecting at least one site where the long-term capital equipment or fixtures are located.
3. The method according to claim 1, wherein the diagnosing step further comprising a step of interviewing at least one owner or manager of the long-term capital equipment or fixtures.
4. The method according to claim 1, further comprising a step of generating a report on results of the diagnosing step.
5. The method according to claim 1, further comprising a step of inputting and analyzing results of the diagnosing step.
6. The method according to claim 5, further comprising a step of providing recommendations for any necessary repairs and cost estimates.

7. The method according to claim 1, wherein the maintaining step further comprising a step of inspecting the long-term capital equipment or fixtures according to the maintenance schedule so as to adjust the maintenance schedule.
8. The method according to claim 7, wherein the maintaining step further comprises a step of inputting results of the inspection step executed according to the maintenance schedule.
9. An automated system for providing maintenance service of long-term capital equipment or fixtures, comprising:
  - means for diagnosing existing conditions of the long-term capital equipment or fixtures;
  - means for providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said warranty includes a transfer of the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within reasonable range from a predetermined start-up standard from an owner to a provider;
  - means for repairing the long-term capital equipment or fixtures to reach the start-up standard if any of the existing conditions are below the predetermined start-up standard;
  - means for developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which are beyond the predetermined start-up standard; and
  - means for maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.
10. A computer program product for providing maintenance service of long-term capital equipment or fixtures, comprising:
  - a diagnosing module for diagnosing existing conditions of the long-term capital equipment or fixtures;

a warranty module for providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said warranty module being formed to transfer from an owner to a provider the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within a predetermined start-up standard;

a repairing module for repairing the long-term capital equipment or fixtures to reach the start-up standard if any of the existing conditions are below the predetermined start-up standard;

a maintenance schedule module for developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which is beyond the predetermined start-up standard; and

a maintenance module for maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.

11. A computer-implemented method according to claim 1, wherein the step of transferring the risk includes transferring 100% of the risk from the owner to the provider.
12. A computer-implemented method according to claim 1, wherein the step of transferring the risk includes transferring 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.
13. An automated system according to claim 9, wherein the warranty transferring the risk includes a transfer of 100% of the risk from the owner to the provider.
14. An automated system according to claim 9, wherein the warranty transferring the risk includes a transfer of 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.
15. A computer program product according to claim 10, wherein the warranty module includes a transfer of 100% of the risk from the owner to the provider.

16. A computer program product according to claim 10, wherein the warranty module includes a transfer of 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.